176.0	0007	0004.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	541,900 / 541,900
					USE VALUE:	541,900 / 541,900
					ASSESSED:	541,900 / 541,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIVAS VICTOR B & EVA
Owner 2:	
Owner 3:	
Street 1:	46 HIBBERT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LANE DOROTHY M -
Owner 2:	-
Street 1:	46 HIBBERT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .08 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Vinyl Exterior and 1368 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3465.000	175,100		366,800	541,900
Total Card	0.080	175,100		366,800	541,900
Total Parcel	0.080	175,100		366,800	541,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.13 | /Parcel: 396.13

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 118651

GIS Ref

GIS Ref

Insp Date 07/09/18

!13790!

PREVIOUS ASSESSMENT

Parcel ID 176.0-0007-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	175,100	0	3,465.	366,800	541,900		Year end	12/23/2021
2021	101	FV	168,600	0	3,465.	366,800	535,400		Year End Roll	12/10/2020
2020	101	FV	168,600	0	3,465.	366,800	535,400	535,400	Year End Roll	12/18/2019
2019	101	FV	147,200	0	3,465.	361,500	508,700	508,700	Year End Roll	1/3/2019
2018	101	FV	146,500	0	3,465.	277,700	424,200	424,200	Year End Roll	12/20/2017
2017	101	FV	146,500	0	3,465.	262,000	408,500	408,500	Year End Roll	1/3/2017
2016	101	FV	146,500	0	3,465.	241,000	387,500	387,500	Year End	1/4/2016
2015	101	FV	136,600	0	3,465.	225,300	361,900	361,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:44:52

LAST REV

Date	Time
07/30/18	09:21:31
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13790

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LANE DOROTHY M	62711-4		9/30/2013		344,000	No	No		
	10184-588		12/17/1962			No	No		N

USER DEFINED

Prior Id # 1:	118651
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2008	1373	Re-Roof	5,875					

ACTIVITY INFORMATION

Date	Result	By	Name
7/9/2018	MEAS&NOTICE	BS	Barbara S
11/7/2008	Meas/Inspect	345	PATRIOT
12/21/1999	Mailer Sent		
12/16/1999	Measured	276	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3465		Sq. Ft.	Site		0	70.	1.51	6									366,765						366,800	

Total AC/HA:	0.07955	Total SF/SM:	3465	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	366,765	Spl Credit		Total:	366,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		40.3	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.97612083
Adj $ / SQ:	144.954
Other Features:	53250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	293219
Depreciation:	118167
Depreciated Total:	175052

COMMENTS

12 FT SHED DORMER FRONT OF HOUSE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

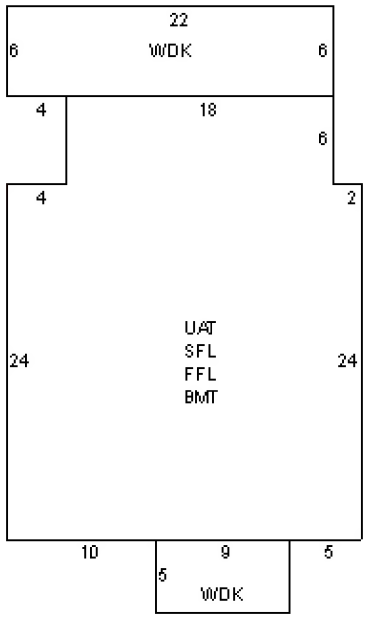
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	144.95
Special Features:	0	Val/Su Net:	72.96
Final Total:	175100	Val/Su SzAd	128.00

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	684	43.490	29,745
FFL	First Floor	684	144.950	99,149
SFL	Second Floor	684	144.950	99,149
WDK	Deck	177	11.370	2,013
UAT	Upper Attic	171	57.980	9,915

Net Sketched Area:	2,400	Total:	239,970
Size Ad	1368	Gross Area	2913	FinArea	1368
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0007-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	